

# MONUMENT INFORMATION

ALL MONUMENTS LIE WITHIN SECTION 28, T8N, R23E, MDB&M.

- SET 1" O.D. I.P. WITH PLASTIC PLUG LS 4850 DOWN 1.1' ON THE S. SIDE OF A FENCE INTERSECTION TO REPLACE A 2" O.D. I.P. FOUND BENT, BUT GOOD AT BOTTOM. 2-1/2" BRASS CAP ON FD I.P. INDICATED GLO 1941 T8N R23(W) (MDB&M) CORNER FOR SECTIONS 20-21-28-29.
- FD 1" O.D. I.P. IN CAIRN WITH BRASS CAP 2-1/2" IN DIAMETER INDICATING 1/4 CORNER FOR SECTIONS 28 & 29.
- FD 2-1/2" O.D. I.P. WITH 3-1/2" BRASS CAP IN CAIRN INDICATING C-W 1/16 CORNER OF SECTION 28.
- FD 3-1/2" BRASS CAP WITHOUT CAIRN, DOWN 0.3' INDICATING NW 1/16 CORNER OF SECTION 28.
- FD 3/8" REBAR DOWN 0.5' N49-20-29E 13.53' OF PROPERTY CORNER.
- FD 1/2" BAR, BENT, DOWN 1.5' - MEASURED TO TOP-N44°17'09"E 14.16' OF PROPERTY CORNER.
- SET IP BUT ALSO FD 3/8" REBAR S19-45-10E 9.19'.
- FD 1" O.D. I.P. NEW AND OPEN, UP 0.1' AT "U" POST.
- FD 3/8" REBAR, DOWN 0.2' AT "U" POST.
- FD 3/8" REBAR UP 0.3' N39°07'01"E 12.39' OF PROPERTY CORNER.
- FD 3/8" REBAR - BENT, MEASURED AT GROUND ENTRY - N42°02'02"E 13.88' OF PROPERTY CORNER.

ADDITIONAL 3/8" REBAR FOUND ALONG S. LINE OF LOTS A-7 THROUGH A-11 - THEY WERE NOT MEASURED -- SEE BOUNDARY DETERMINATION.

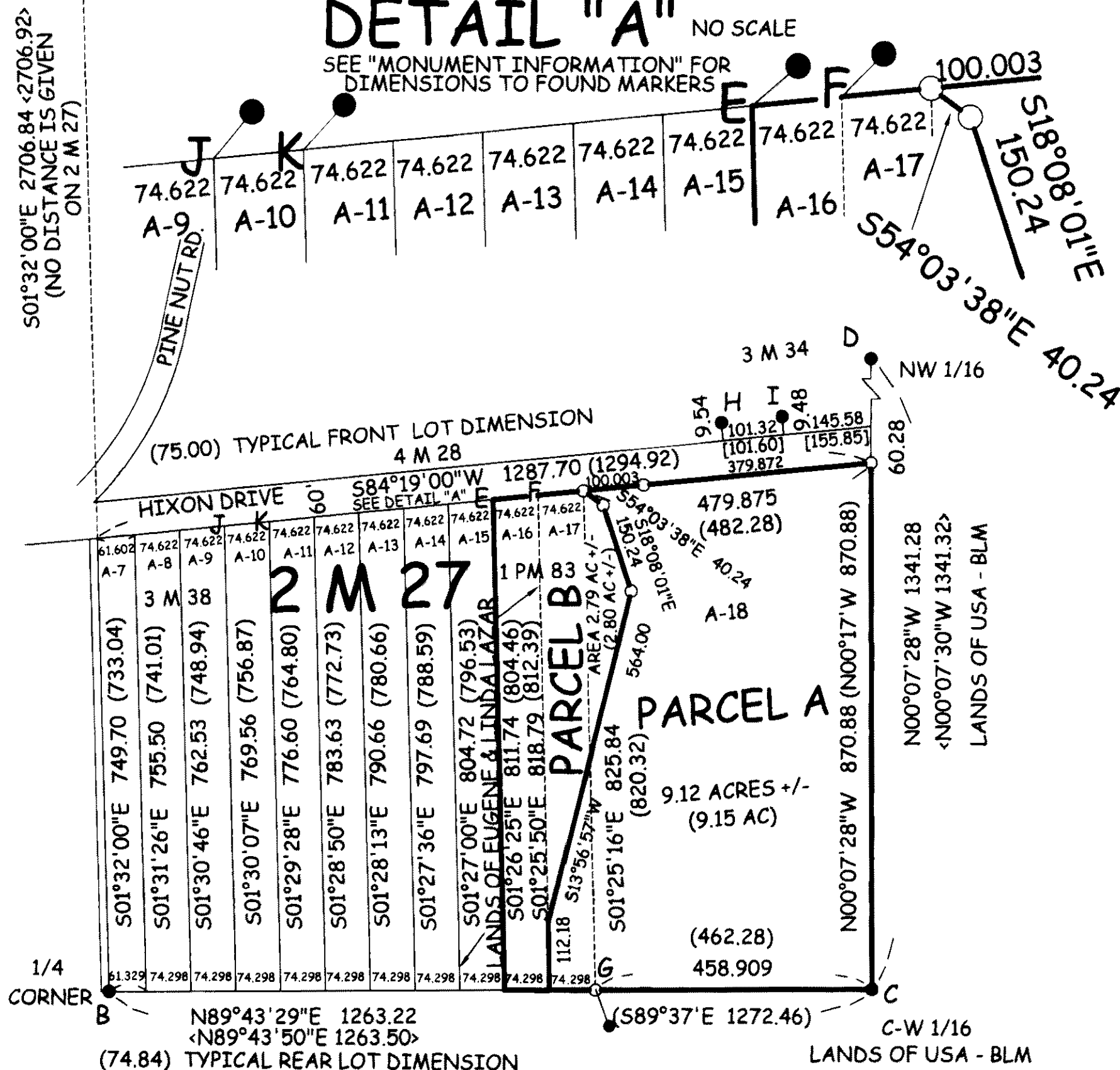
## DETAIL "A"

NO SCALE

SEE "MONUMENT INFORMATION" FOR DIMENSIONS TO FOUND MARKERS

BASIS OF BEARINGS  
S01°32'00"E 2706.84 ± 2706.92'  
(NO DISTANCE IS GIVEN ON 2 M 27)

(N01°32'W) TYPICAL BEARING BETWEEN LOTS



THIS MAP IS BEING FILED IN ACCORDANCE WITH SECTION 8762(B2) OF THE PROFESSIONAL LAND SURVEYORS' ACT.

# BOUNDARY DETERMINATION

THERE ARE TWO SIGNIFICANT PROBLEMS IN THIS SUBDIVISION:

- ACCORDING TO THE SUBDIVISION MAP, THE ONLY RELEVANT MONUMENTS FOR A RETRACEMENT OF THESE LOTS WERE TWO SECTION CORNER MONUMENTS AT THE NW CORNER OF SECTION 28 AND THE 1/4 CORNER BETWEEN SECTIONS 28 AND 29. IT IS NOTED ON THE SUBDIVISION MAP THAT 6"X6"X12" CONCRETE MONUMENTS WERE OR WOULD BE SET AT A FEW LOCATIONS, BUT THEY WERE ON THE NORTH SIDE OF THE HIGHWAY.

FIVE YEARS AFTER FILING 2 M 27, THE SAME ENGINEER INDICATES CIRCLES AT THE CORNERS OF LOTS A-8 THROUGH A-10 (3 M 38). AND TWO YEARS AFTER THAT HE INDICATES CIRCLES ON THE NORTH SIDE OF HIXON DRIVE (4 M 28).

IN 1976 A SECOND ENGINEER FOUND 3/8" REBAR ON LOTS A-16 & A-17 (1 PM 83).

WE HAVE CONCLUDED THAT THE REBAR WERE NOT ORIGINAL MONUMENTS FROM 2 M 27 AND WHATEVER THEIR SOURCE, THEY ARE WIDELY VARIANT TO THE LOCATION OF 2 M 27 PROPERTY CORNERS.

- IN THE PREPARATION OF 2 M 27, THERE IS NO EVIDENCE THAT THE SECTION LINES TO THE SOUTH AND EAST WERE DETERMINED.

WE HAVE FOUND AND ACCEPTED BRASS CAPS ALONG THESE LINES, AS SHOWN.

AS A RESULT, WE HAVE SET THE SUBDIVISION WITH PUBLIC LAND MONUMENTED BOUNDARIES ON THE WEST, SOUTH AND EAST LINES, HOLDING THE RECORD 2 M 27 DISTANCE ALONG THE EASTERLY LINE OF LOT A-18 AND THE BEARING ALONG HIXON DRIVE. FRONTAGE AND REARAGE DISTANCES WERE PRORATED, ALLOWING THE BEARINGS BETWEEN LOTS TO FLOAT.

## NOTES

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

- FOUND MONUMENT AS NOTED.
- SET 1" OUTSIDE DIAMETER IRON PIPE (& PLASTIC PLUG L.S. 4850 & TACK)

- FD FOUND
- I.P. IRON PIPE SURVEY MARKER
- O.D. OUTSIDE DIAMETER
- ( ) RECORD DATA FROM 2 M 27
- [ ] RECORD DATA FROM 3 M 34
- < > RECORD BLM SURVEY 09-30-94.
- A-7 THROUGH A-18 ARE LOTS PER 2 M 27.
- 1 PM 83 IS RECORD DATA - FROM 2 M 27.

FOR EASEMENT INFORMATION, REVIEW THE THE CURRENT TITLE REPORT FOR THIS PROPERTY.

## BASIS OF BEARINGS

MONUMENTS FOUND AT THE NW CORNER OF SECTION 28 AND THE 1/4 CORNER COMMON TO SECTIONS 28 & 29, COMPRISE THE BASIS OF BEARINGS FOR THIS MAP PER 2 MAPS 27.

## SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF JIM COFFRON IN DEC., 2004.

*Bruce D. Woodworth*

BRUCE D. WOODWORTH, L.S. 4850

LICENSE EXPIRATION DATE 09-30-06



## COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 20<sup>th</sup> DAY OF June, 2006.

COUNTY SURVEYOR



*John S. Parrish*

JOHN S. PARRISH

L.S. 5050 LICENSE EXPIRATION DATE 06-30-06

## RECORDER'S STATEMENT

FILED THIS 27<sup>th</sup> DAY OF June 20 06 AT 11:23 A.M. IN BOOK 4 OF RECORD OF SURVEY MAPS AT PAGE 13 AT THE REQUEST OF BRUCE WOODWORTH.

MONO COUNTY RECORDER

BY:

*Sharon A. Hale*

DEPUTY COUNTY RECORDER

DOCUMENT # 2006004841

FEE: \$ 7.00

# RECORD OF SURVEY NO. 31-44 FOR LOT LINE ADJUSTMENT

PARCELS A-16, A-17 & A-18 OF THE MILL CREEK RANCH SUBDIVISION, COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY, STATE OF CALIFORNIA ON DECEMBER 29, 1959 IN BOOK 2 PAGE 27, 27A AND 27B OF MAPS.

MONO COUNTY

STATE OF CALIFORNIA

SCALE 1" = 200'

JULY, 2006

ASSESSOR'S PARCEL # 02-320-24 & 30

JOB NUMBER 04511RS10

ARCTURUS ARCHIVE 0607

SHEET 1 OF 1